



NT SERVICES DEPARTMENT  
:NUE NE  
/A 98009-9012

## **SEPA Environmental Checklist**

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or [landusereview@bellevuewa.gov](mailto:landusereview@bellevuewa.gov). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

### ***Purpose of checklist:***

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

**PLEASE REMEMBER TO SIGN THE CHECKLIST.** Electronic signatures are also acceptable.

## A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [help]  
Neil dock
2. Name of applicant: [help]  
Michael Neil
3. Address and phone number of applicant and contact person: [help]  

Michael Neil  
1440 W. Lake Sammamish Pkwy NE  
Bellevue, WA 98008

Contact: Jay Irwin  
P.O. Box 1715  
Bellingham, WA 98227  
(360) 410-6745
4. Date checklist prepared: [help]  
April 17, 2020
5. Agency requesting checklist: [help]  
City of Bellevue Development Services
6. Proposed timing or schedule (including phasing, if applicable): [help]  
Construction upon completion of permitting
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]  
No
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]  
Mitigation report prepared by Watershed Company
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help]  
Yes, permit applications and approvals were listed in SEPA checklist submitted for construction of single family residence on the property on February 7, 2020.  
**Review of this application is pending.**
10. List any government approvals or permits that will be needed for your proposal, if known. [help]  
Shoreline Substantial Development Permit (City of Bellevue)  
Hydraulic Project Approval (WA Dept. of Fish and Wildlife)  
US Army Corps of Engineers section 10 permit
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]  
Replace existing dilapidated dock with new conforming +/- 477



SF residential dock/pier on Lake Sammamish. Dock framing to be ACZA treated fir, decking to be ThruFlow grated panels. 13 (approx.) 4" galvanized steel pilings to be installed for support. Boat and personal water craft (PWC) lifts to be added as shown on attached plan set.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

1440 W. Lake Sammamish Pkwy NE

## B. Environmental Elements [\[help\]](#)

### 1. Earth [\[help\]](#)

- a. General description of the site: [\[help\]](#) (select one): ☒ Flat, ☐ rolling, ☐ hilly, ☐ steep slopes, ☐ mountainous, other: *The portion of the property west of the access road (NE Rosemont Place) are steep (+/- 65% max.). The shoreline/subject portion of the property is flat.*
- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)  
*+/- 65%*
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)  
*According to the USDA/NRCS website the soils are Alderwood and Kitsap soils AkF*
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)  
*No*
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)  
*A new +/- 477 SF dock will be installed on/over/in Lake Sammamish*
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)  
*No*
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)  
*No impervious surfaces will be added*

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)  
*Boom Erosion Control is regulated by BCC 23.76*

**2. Air** [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)  
*None*
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)  
*No*
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)  
*None*

**3. Water** [\[help\]](#)

a. Surface Water :

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)  
*Yes, work will occur on/over/in Lake Sammamish within +/- 71 ' of OHWM as shown on attached plans*
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)  
*Yes. Work to include installation of +/- 13 new 4" diameter steel pilings. All work to be done via work barge.*
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)  
*+/- 13 pilings to be installed*
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)  
*No*
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)  
*Yes*
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)  
*No*



b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

*No*

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

*No*

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

*None*

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

*No*

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

*No*

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

*None*

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

☒ deciduous tree: alder, maple, aspen, other: *Click here to enter text.*

☒ evergreen tree: fir, cedar, pine, other: *Click here to enter text.*

☒ shrubs

☒ grass

☐ pasture

☐ crop or grain

☐ Orchards, vineyards or other permanent crops.

☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*

☐ water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*

☐ other types of vegetation: *Click here to enter text.*

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

*None for installation of the dock*

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

*None known*

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

*See mitigation/planting plan prepared by Watershed Company*

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

*English ivy, reed canarygrass, creeping buttercup*

## 5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: X hawk, X heron, X eagle, ☐ songbirds, other: *Click here to enter text.*

mammals: X deer, ☐ bear, ☐ elk, ☐ beaver, other: *Click here to enter text.*

fish: ☐ bass, X salmon, X trout, ☐ herring, ☐ shellfish, other: *Click here to enter text.*

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

*Chinook salmon and steelhead trout. Coho salmon. Potentially bull trout.*

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

*Adult and juvenile salmon migrate up and downstream, respectively, through Lake Sammamish. Kokanee salmon are also in Lake Sammamish, and migrate to and from local streams. Migrating waterfowl may use the lake as resting and foraging areas during spring and fall migrations.*

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

*Existing dilapidated dock in the nearshore will be replaced with conforming residential pier structure with 100% semi-light permeable decking material which will benefit fish habitat conditions in the nearshore. In-water work will be limited to the window of July 16<sup>th</sup> - December 31<sup>st</sup>, in accordance with USACE guidance.*

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

*None known*

## 6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet

the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

*Battery for boat lift*

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. [\[help\]](#)

*No*

- c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

*None*

## 7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

*No*

- 1) Describe any known or possible contamination at the site from present or past uses.

[\[help\]](#)

*None known*

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

*None known*

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

*None known*

- 4) Describe special emergency services that might be required. [\[help\]](#)

*None*

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

*None*

- b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

*None*

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indi-cate what hours noise would come from the site. [\[help\]](#)

*Noise typical of dock construction (pile driving, fastening, talking, hydraulic winch operation, etc. would result in the short term (about a week). No long term noise*



would result.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)  
*Work to be done during normal work/daylight hours (7AM - 7PM)* **Noise regulated by BCC 9.18**

**8. Land and Shoreline Use** [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)  
*Site is single family residential as are adjacent properties*
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)  
*No*
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)  
*No*
- c. Describe any structures on the site. [\[help\]](#)  
*There is a single family residence and old/dilapidated dock on the site*
- d. Will any structures be demolished? If so, what? [\[help\]](#)  
*The existing dock will be removed and disposed of off site.*
- e. What is the current zoning classification of the site? [\[help\]](#)  
*R 2.5*
- f. What is the current comprehensive plan designation of the site? [\[help\]](#)  
*Single Family - Medium Density*
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)  
*Shoreline Residential*
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)  
*Shoreline/Lake Sammamish*
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)  
*Project is non-habitable structure*
- j. Approximately how many people would the completed project displace? [\[help\]](#)  
*0*



- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

*None*

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

*Project is designed to meet Bellevue SMP*

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

*None*

## 9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

*None*

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

*None*

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

*None*

## 10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

*+/- 3' above high water level. Dock material will be wood (ACZA treated fir framing), pilings to be galvanized steel, decking to be ThruFlow grated panels (fiberglass). Boat and pwc lifts are typically aluminum.*

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

*No*

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

*None*

## 11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

*None*

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

*No*

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)  
*None*
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)  
*None*

## 12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)  
*Boating, fishing, swimming, etc.*
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)  
*No*
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)  
*None*

## 13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)  
*No*
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)  
*No*
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)  
*WISAARD/DAHP website*
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)  
*None*

## 14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)  
*Site is on W. Lake Sammamish Pkwy NE*
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)  
*N/A*

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

*None*

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

*No*

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

*No*

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

*No trips to be generated*

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

*No*

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

*None*

## 15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

*No*

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

*None*

## 16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other

*Click here to enter text.*

- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

*None*

## C. Signature [\[help\]](#)



The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_

Name of signee: *Jay H. Irwin*

Position and Agency/Organization: *Owner/Irwin Land Use Consulting, LLC*

Date Submitted: *April 28, 2020*







PROJECT DESCRIPTION:

REPLACE EXISTING 148 SF RESIDENTIAL DOCK WITH NEW CONFORMING 477 SF DOCK. DOCK FRAMING TO BE ACZA TREATED FIR, STRINGERS TO BE 4" X 8", JOISTS/PILE CAPS TO BE 6" X 8". DECKING TO BE THRUFLOW GRATED PANELS. PILINGS (13) TO BE 6" DIAMETER GALVANIZED STEEL. BOAT LIFT AND CANOPY, AND PWC LIFT TO BE ADDED AS SHOWN.

CONTACT:

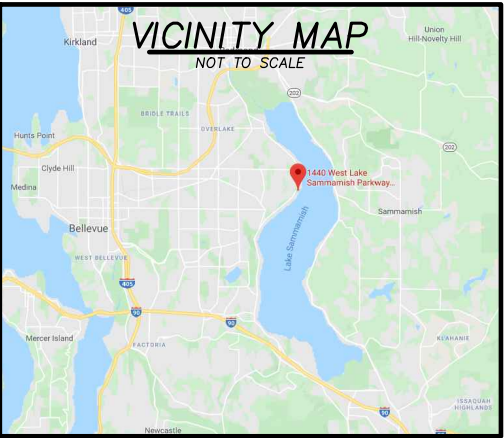
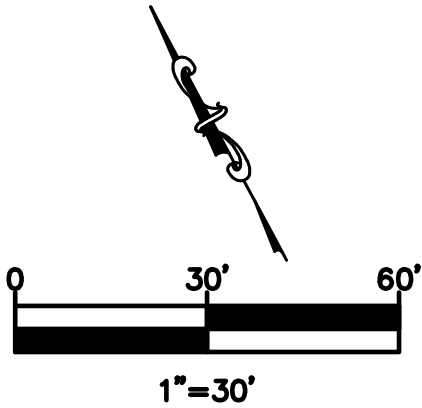
IRWIN LAND USE CONSULTING, LLC  
P.O. BOX 1715  
BELLINGHAM, WA 98227  
(360) 410-6745  
irwinlanduse@gmail.com

LEGAL DESCRIPTION:

ROSEMONT BEACH ADD

PROPERTY OWNER:

MICHAEL NEIL  
1440 W LAKE SAMMAMISH PKWY NE  
BELLEVUE, WA 98008



\*LOT DIMENSIONS, BUILDING LOCATIONS AND OHWM PER BUILD, LLC. SITE PLAN DATED 1/24/20. DOCK DIMENSIONS AND WATER DEPTHS PER LAKESIDE CONSTRUCTION.



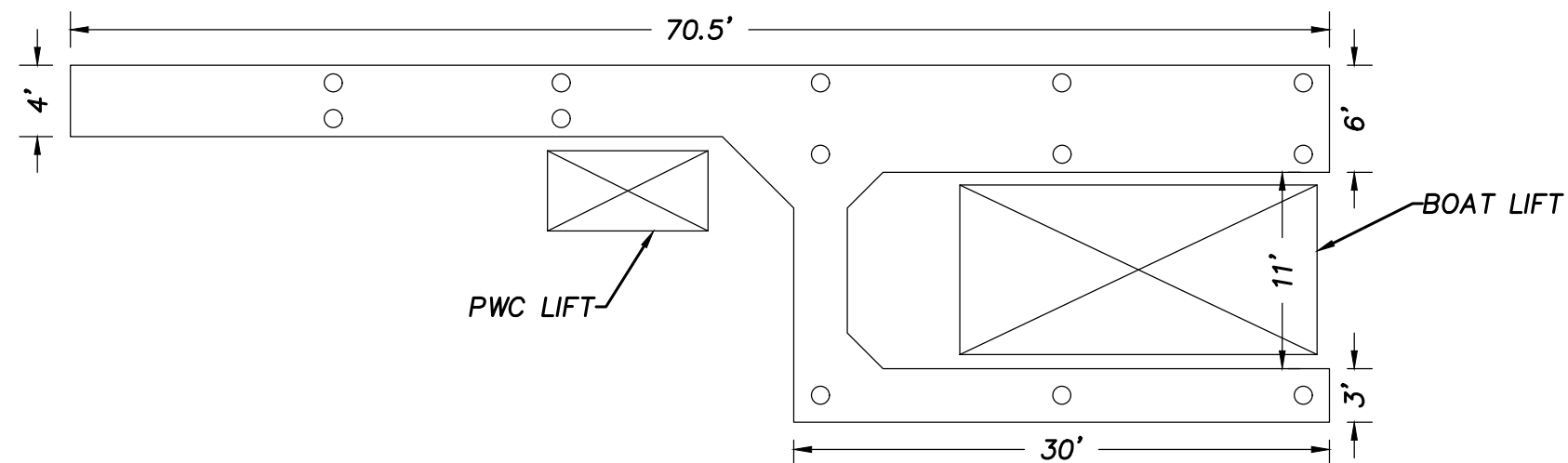
P.O. BOX 525  
ISSAQUAH, WA 98027  
(206) 850-0250  
sales@lakesideseattle.com

| REV | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
|     |      |    |             |
|     |      |    |             |
|     |      |    |             |
|     |      |    |             |
|     |      |    |             |
|     |      |    |             |

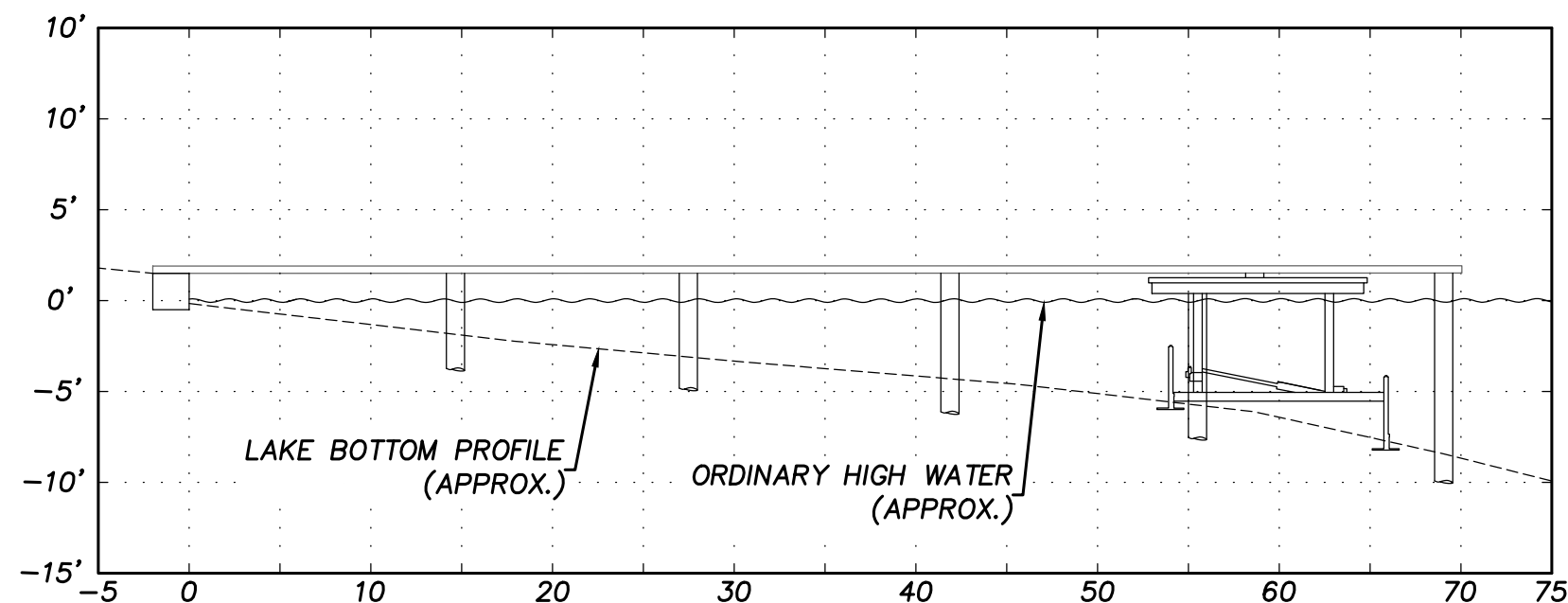
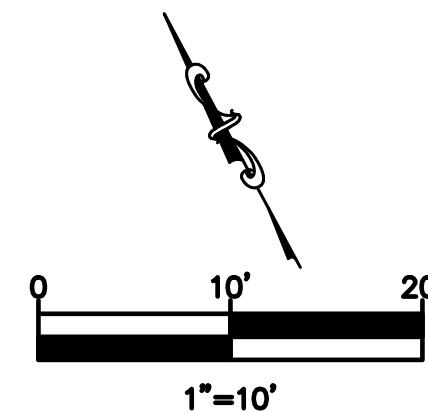
**NEIL**  
**DOCK REPLACEMENT**  
1440 W LAKE SAMMAMISH PKWY NE  
BELLEVUE, WA 98008

|                 |            |
|-----------------|------------|
| PROJECT NUMBER: | 1952       |
| PARCEL NUMBER:  | 7430500180 |
| ISSUE DATE:     | 4/23/2020  |

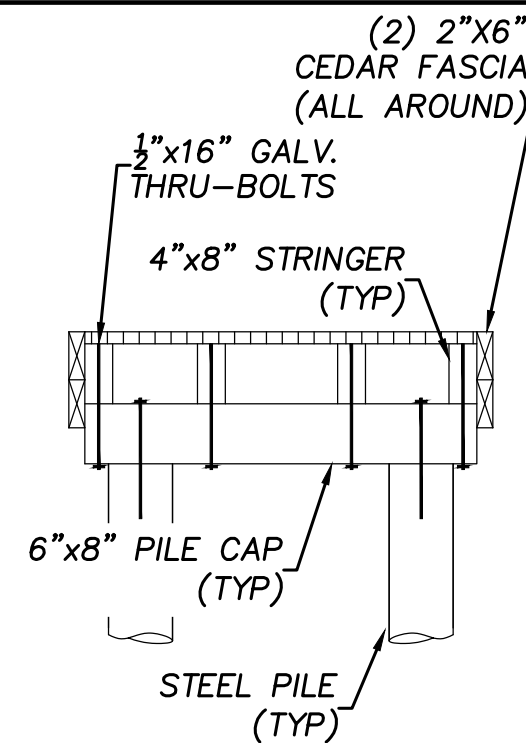




**DOCK LAYOUT**  
SCALE: 1"=10'



**DOCK PROFILE**  
SCALE: 1"=10'



**PIER END SECTION**  
NTS



P.O. BOX 525  
ISSAQUAH, WA 98027  
(206) 850-0250  
sales@lakesideseattle.com

| REV | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
|     |      |    |             |
|     |      |    |             |
|     |      |    |             |
|     |      |    |             |
|     |      |    |             |
|     |      |    |             |

**NEIL**  
**DOCK REPLACEMENT**  
1440 W LAKE SAMMAMISH PKWY NE  
BELLEVUE, WA 98008

|                 |            |
|-----------------|------------|
| PROJECT NUMBER: | 1952       |
| PARCEL NUMBER:  | 7430500180 |
| ISSUE DATE:     | 4/23/2020  |